HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ontario Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Figure 1

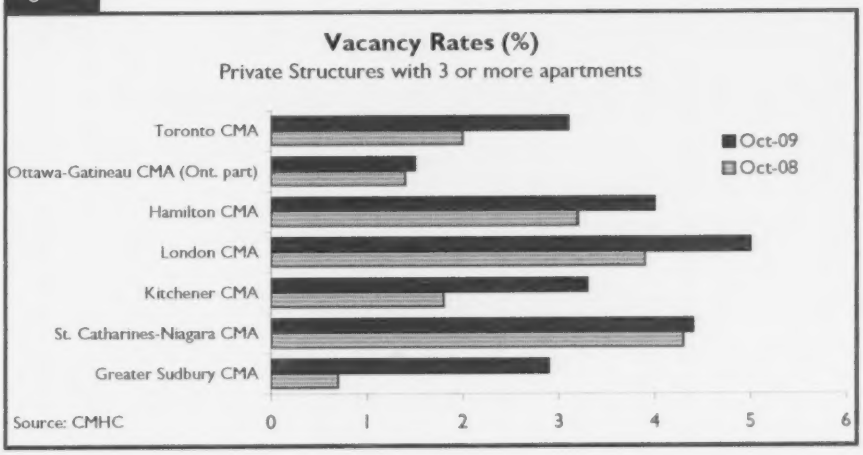
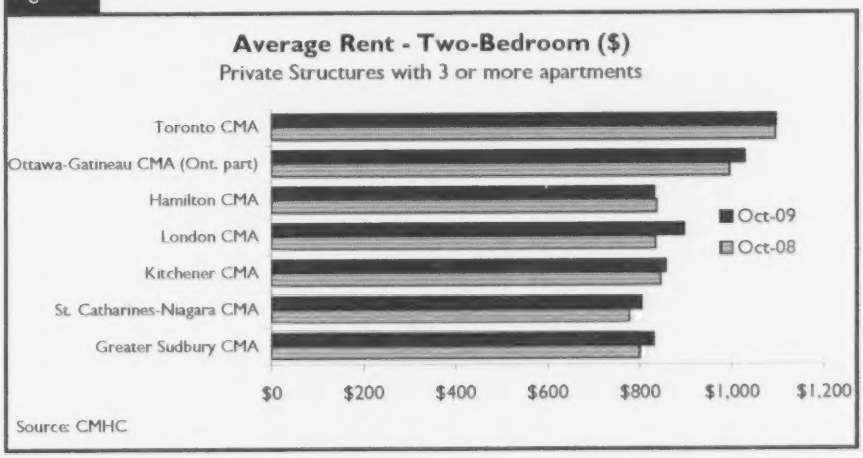


Figure 2



Highlights

- Ontario vacancy rates increase – rising to 3.5 per cent in October 2009, up from 2.7 per cent last year.
- Vacancy rates rose for all bedroom types, particularly for bachelor suites.
- Softest rental markets in recent years saw little upward pressure on vacancy rates.
- Fixed sample 2-bed apartment rents increased in line with provincial rent review guideline amount.
- Notable factors weighing on rental demand include: improved home ownership affordability, weaker youth labour markets, declining international migration and increasing supply pressures.

*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

Ontario Rental Vacancy Rates Moved Higher in 2009

For the first time since 2004, Ontario rental apartment vacancy rates edged higher. Ontario vacancy rates rose to 3.5 per cent, up from 2.7 per cent in the fall of 2008. While vacancy rates rose across all bedroom types, the increase was more pronounced for bachelor apartment units.

A synchronized increase in vacancy rates was registered across the province thanks to moderating economic activity. Vacancy rates moved much higher in Ontario`s more expensive real estate ownership markets such as Toronto, Hamilton and Kitchener. A global economic downturn dampened commodity prices and economic activity pushing vacancy rates higher in Northern Ontario. Meanwhile a moderating US economy and high Canadian dollar in recent years have weighed on Ontario`s industrial heartland, pushing rental vacancies at all-time highs However, Windsor, Oshawa and St. Catharines-Niagara rental markets have shown signs of stability in the fall of 2009.

Fixed sample apartment rents for 2-bedroom units rose by two per cent in October 2009. Above-average Ontario vacancy rates kept the growth in 2-bedroom apartment fixed sample rents in line with the *Province Rent Review Guideline* amount.

While general economic conditions highlighted above influence rental markets, the balance between rental demand and supply determines the level of vacancy rates. A number of factors have decreased rental demand and exerted upward pressure on provincial vacancy rates. Firstly, according to CMHC`s *Home Purchase and Renovation Survey*, more first time buyers/existing renter households have been in the market planning a home purchase in 2009. This story was magnified by the policy response to the financial and credit market challenges since last fall which saw overnight interest rates move down in sync with declining housing prices. Lower ownership costs combined with rising apartment rents resulted in a relative improvement in homeownership affordability. Consequently, more renter households shifted from renting to owning a home – dampening demand for rental accommodation.

A second factor dampening rental demand were softer employment conditions across the province, particularly among the younger segment of the population. Young adults between the ages of 18 to 24 are more likely to rent than to own. Slowing job markets triggered less renter household formation. Rising unemployment rates and fewer job prospects encouraged many young adults to remain in the parental home. As more renter households aged 25-44 shifted into homeownership in 2009, fewer younger households were shifting into rental housing and taking occupancy of vacated units.

Competitive headwinds from the apartment ownership sector was another factor exerting downward pressure on conventional rental demand. On the ownership front, additional high density apartment projects reached the completion stage since last fall. First-time buyers find condominium apartment dwellings an affordable entry point into the ownership market. With more renter households taking occupancy of their new apartments, some vacated their existing rental units – putting upward pressure on vacancies.

Another factor dampening demand for rental accommodation is Ontario's immigration story. The global economic downturn since last fall created a great degree of uncertainty, prompting less international travel. Immigration into Canada slowed – particularly so for Ontario which saw its share of immigration, relative to the west, continue to decline as it has in recent years. Immigrants typically lack the savings and work experience to qualify for homeownership. Approximately 75 per cent of immigrants opt for rental accommodation when first arriving in Canada.

On the supply side, additional purpose-built rental apartments and condominium rentals reached the completion stage in 2009, exerting upward pressure on vacancies in some selected markets. More purpose built rental apartment units helped boost the rental universe and created competitive headwinds for the existing stock. Meanwhile, some condominiums that reached the completion stage were bought by investors. Condominiums represent a source of rental accommodation for prospective renter households. Since last fall, condominiums have been a competing form of rental accommodation as evidenced by relatively low vacancy rates and lower rents.

Ontario Apartment Vacancy Rates
Ottawa
1.5%
Barrie
3.8%
Peterborough
6.0%
Kingston
1.3%
Oshawa
4.2%
Guelph
4.1%
Toronto
3.1%
Kitchener
3.3%
Hamilton
4.0%
Brantford
3.3%
London
5.0%
St. Catharines-
Niagara
4.4%
Thunder Bay
2.3%
Greater Sudbury
2.9%
Windsor
13.0%
Legend
1.3% 2009 vacancy rate for Kingston
Vacancy rate in 2009 the same as 2008
Vacancy rate in 2009 higher than 2008
Vacancy rate in 2009 lower than 2008

TABLES INCLUDED IN THE ONTARIO PROVINCIAL HIGHLIGHT REPORT

Ontario CMAs	Page
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	6
Average Rents ($)	7
Number of Units - Vacant and Universe	8
Availability Rates (%)	9
Estimate of Percentage Change (%) of Average Rent	10
Row Data by Centre and Bedroom Type	
Vacancy Rates (%)	11
Average Rents ($)	12
Number of Units - Vacant and Universe	13
Availability Rates (%)	14
Estimate of Percentage Change (%) of Average Rent	15
Ontario - Eastern Ontario Centres	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	16
Average Rents ($)	17
Number of Units - Vacant and Universe	18
Availability Rates (%)	19
Estimate of Percentage Change (%) of Average Rent	20
Row Data by Centre and Bedroom Type	
Vacancy Rates (%)	21
Average Rents ($)	22
Number of Units - Vacant and Universe	23
Availability Rates (%)	24
Estimate of Percentage Change (%) of Average Rent	25
Ontario – Greater Golden Horseshoe Centres	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	26
Average Rents ($)	27
Number of Units - Vacant and Universe	28
Availability Rates (%)	29
Estimate of Percentage Change (%) of Average Rent	30
Row Data by Centre and Bedroom Type	
Vacancy Rates (%)	31
Average Rents ($)	32
Number of Units - Vacant and Universe	33
Availability Rates (%)	34
Estimate of Percentage Change (%) of Average Rent	35
Ontario - Northern Ontario Centres	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	36
Average Rents ($)	37
Number of Units - Vacant and Universe	38
Availability Rates (%)	39
Estimate of Percentage Change (%) of Average Rent	40
Row Data by Centre and Bedroom Type	
Vacancy Rates (%)	41
Average Rents ($)	42
Number of Units - Vacant and Universe	43
Availability Rates (%)	44
Estimate of Percentage Change (%) of Average Rent	45

TABLES INCLUDED IN THE ONTARIO PROVINCIAL HIGHLIGHT REPORT (CONT'D)

Ontario - Southwestern Ontario Centres

Apartment Data by Centre and Bedroom Type
Vacancy Rates (%) 46
Average Rents ($) 47
Number of Units - Vacant and Universe 48
Availability Rates (%) 49
Estimate of Percentage Change (%) of Average Rent 50
Row Data by Centre and Bedroom Type
Vacancy Rates (%) 51
Average Rents ($) 52
Number of Units - Vacant and Universe 53
Availability Rates (%) 54
Estimate of Percentage Change (%) of Average Rent 55

Rental Condominium Apartment Data 56
Secondary Rented Unit Data 58

1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Barrie CMA	**	11.7 c	2.4 a	3.9 b	3.9 a	3.4 b	0.6 b	0.6 b	3.5 a	3.8 b
Brantford CMA	**	**	2.4 b	3.7 c	2.4 b	3.5 b	1.6 c	1.0 a	2.4 a	3.3 b
Greater Sudbury CMA	1.6 c	6.9 c	0.9 a	2.8 a	0.4 a	2.5 a	1.9 c	2.1 c	0.7 a	2.9 a
Guelph CMA	2.4 b	5.2 c	2.1 a	3.3 b	2.3 a	4.5 a	2.7 b	4.0 b	2.3 a	4.1 a
Hamilton CMA	4.8 b	7.0 b	3.2 a	3.7 a	3.1 a	4.1 a	2.4 a	2.9 a	3.2 a	4.0 a
Kingston CMA	2.4 c	1.1 a	1.0 a	0.9 a	1.2 a	1.7 a	2.9 c	0.9 d	1.3 a	1.3 a
Kitchener CMA	2.4 b	4.5 c	1.8 a	2.9 a	1.8 a	3.6 a	2.2 a	2.9 b	1.8 a	3.3 a
London CMA	2.9 b	3.5 d	3.2 a	4.0 a	4.5 a	5.9 a	4.8 b	3.6 b	3.9 a	5.0 a
Oshawa CMA	3.6 d	**	4.1 b	3.8 b	4.0 a	4.3 b	5.7 c	3.8 c	4.2 a	4.2 a
Ottawa-Gatineau CMA (Ont. part)	1.4 a	1.3 a	1.3 a	1.4 a	1.5 a	1.7 a	1.8 a	1.7 b	1.4 a	1.5 a
Peterborough CMA	1.5 a	5.5 d	2.8 b	4.9 c	2.3 a	6.0 b	1.4 a	**	2.4 a	6.0 b
St. Catharines-Niagara CMA	4.8 c	5.1 d	4.6 b	4.5 b	4.1 a	4.5 b	4.4 b	3.2 c	4.3 a	4.4 a
Thunder Bay CMA	**	5.6 b	2.4 a	3.5 a	1.6 a	1.2 a	**	0.7 a	2.2 a	2.3 a
Toronto CMA	2.1 a	4.9 a	2.1 a	3.0 a	1.9 a	2.8 a	2.1 a	2.5 a	2.0 a	3.1 a
Windsor CMA	13.6 a	16.9 d	15.7 a	12.2 a	13.4 a	13.0 a	13.5 c	13.4 d	14.6 a	13.0 a
Ontario 10,000+	**2.8 a**	**5.0 a**	**2.7 a**	**3.4 a**	**2.6 a**	**3.5 a**	**2.5 a**	**2.7 a**	**2.7 a**	**3.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_1 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Barrie CMA	694 a	679 a	860 a	821 a	954 a	961 a	1,144 a	1,128 a	926 a	913 a
Brantford CMA	557 a	566 a	674 a	685 a	752 a	754 a	813 a	825 a	728 a	735 a
Greater Sudbury CMA	485 a	508 a	651 a	678 a	800 a	830 a	917 a	915 a	734 a	762 a
Guelph CMA	616 a	648 a	766 a	770 a	869 a	874 a	1,021 a	1,044 a	833 a	841 a
Hamilton CMA	542 a	517 a	681 a	679 a	836 a	831 a	986 a	1,022 a	763 a	764 a
Kingston CMA	558 a	586 a	743 a	756 a	880 a	909 a	1,327 b	1,135 b	839 a	849 a
Kitchener CMA	561 a	589 a	712 a	722 a	845 a	856 a	978 a	990 a	800 a	812 a
London CMA	525 a	533 a	671 a	708 a	834 a	896 a	967 a	1,067 a	764 a	815 a
Oshawa CMA	641 a	637 a	785 a	785 a	889 a	900 a	1,008 a	1,035 a	859 a	867 a
Ottawa-Gatineau CMA (Ont. part)	671 a	688 a	827 a	853 a	995 a	1,028 a	1,227 a	1,257 a	897 a	926 a
Peterborough CMA	578 a	589 a	717 a	749 a	850 a	875 a	1,043 a	1,057 a	803 a	833 a
St. Catharines-Niagara CMA	532 a	527 a	663 a	679 a	777 a	804 a	877 a	901 a	734 a	758 a
Thunder Bay CMA	467 a	480 a	589 a	607 a	719 a	742 a	836 a	874 a	659 a	681 a
Toronto CMA	764 a	758 a	927 a	926 a	1,095 a	1,096 a	1,288 a	1,290 a	1,014 a	1,011 a
Windsor CMA	503 a	462 a	645 a	622 a	772 a	747 a	883 a	829 a	691 a	658 a
Ontario 10,000+	**691 a**	**688 a**	**820 a**	**824 a**	**948 a**	**955 a**	**1,168 a**	**1,167 a**	**894 a**	**898 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_1 Number of Private Apartment Units Vacant and Universe in October 2009 by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	16 c	133	44 b	1,112	64 b	1,862	1 b	181	124 b	3,289
Brantford CMA	**	87	55 c	1,457	91 b	2,594	5 a	487	153 b	4,625
Greater Sudbury CMA	52 c	761	100 a	3,560	146 a	5,917	13 c	623	312 a	10,862
Guelph CMA	11 c	215	73 b	2,221	174 a	3,849	14 b	349	273 a	6,634
Hamilton CMA	135 b	1,923	664 a	17,835	814 a	20,028	67 a	2,279	1,680 a	42,065
Kingston CMA	7 a	689	36 a	4,222	114 a	6,869	6 d	622	164 a	12,401
Kitchener CMA	33 c	750	258 a	9,031	598 a	16,842	39 b	1,326	928 a	27,949
London CMA	36 d	1,021	654 a	16,302	1,284 a	21,903	55 b	1,547	2,030 a	40,772
Oshawa CMA	**	301	127 b	3,356	287 b	6,654	36 c	956	470 a	11,267
Ottawa-Gatineau CMA (Ont. part)	67 a	5,221	410 a	28,589	414 a	24,300	44 b	2,608	935 a	60,719
Peterborough CMA	8 d	141	98 c	2,019	197 b	3,295	**	335	347 b	5,790
St. Catharines-Niagara CMA	26 d	501	264 b	5,871	375 b	8,322	40 c	1,233	704 a	15,927
Thunder Bay CMA	17 b	313	71 a	2,031	34 a	2,790	1 a	151	124 a	5,284
Toronto CMA	1,271 a	25,699	3,915 a	128,541	3,587 a	126,928	658 a	26,329	9,431 a	307,497
Windsor CMA	260 d	1,545	872 a	7,154	747 a	5,731	44 d	326	1,923 a	14,756
Ontario 10,000+	**2,081 a**	**41,422**	**8,493 a**	**252,033**	**10,229 a**	**288,697**	**1,169 a**	**42,934**	**21,972 a**	**625,086**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Barrie CMA	**	14.6 c	4.5 b	5.5 a	6.6 a	6.1 b	3.6 d	1.7 c	6.0 a	6.0 a
Brantford CMA	**	**	3.0 b	4.2 b	2.7 b	4.2 b	2.1 c	1.8 c	2.8 a	3.9 b
Greater Sudbury CMA	3.3 c	7.5 c	1.7 b	3.1 b	1.2 a	2.9 a	2.4 c	2.3 c	1.6 a	3.3 b
Guelph CMA	5.0 b	9.9 b	4.4 a	5.9 a	4.5 a	6.9 a	3.1 b	6.0 b	4.5 a	6.6 a
Hamilton CMA	6.4 b	10.1 a	4.8 a	6.8 a	4.8 a	7.1 a	4.2 b	5.1 a	4.9 a	7.0 a
Kingston CMA	2.7 c	1.6 c	2.5 a	2.0 b	2.4 a	3.0 a	4.1 d	0.9 d	2.6 a	2.5 a
Kitchener CMA	6.0 b	6.5 b	4.1 a	5.7 a	4.2 a	6.4 a	5.2 b	5.8 b	4.3 a	6.1 a
London CMA	5.0 b	6.2 c	5.5 a	6.5 a	7.1 a	8.8 a	6.6 b	6.1 b	6.4 a	7.7 a
Oshawa CMA	6.0 c	9.7 c	5.7 a	5.7 a	5.5 a	5.9 a	7.2 c	7.0 b	5.7 a	6.1 a
Ottawa-Gatineau CMA (Ont. part)	2.8 a	2.9 a	2.9 a	3.5 a	3.0 a	3.6 a	2.9 a	3.0 a	2.9 a	3.5 a
Peterborough CMA	2.8 b	**	4.6 b	6.5 b	4.2 b	7.9 a	4.1 c	**	4.3 b	7.7 a
St. Catharines-Niagara CMA	7.3 c	7.7 c	7.0 a	6.6 b	6.6 a	6.2 a	6.7 b	4.6 b	6.8 a	6.3 a
Thunder Bay CMA	7.5 c	5.9 b	3.2 a	4.2 a	2.0 a	2.0 a	2.6 c	2.4 b	2.7 a	3.1 a
Toronto CMA	3.8 a	6.8 a	3.8 a	5.2 a	3.5 a	4.7 a	3.6 a	4.2 a	3.7 a	5.0 a
Windsor CMA	16.3 a	18.0 d	17.8 a	13.9 a	15.8 a	15.2 a	15.3 d	**	16.8 a	14.9 a
Ontario 10,000+	**4.5 a**	**6.9 a**	**4.4 a**	**5.5 a**	**4.3 a**	**5.6 a**	**4.1 a**	**4.5 a**	**4.3 a**	**5.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Barrie CMA	**	++	4.4 d	++	4.7 d	1.2 a	**	**	4.4 d	++
Brantford CMA	**	**	3.3 c	1.3 a	2.7 b	1.1 a	++	4.9 d	2.7 b	1.4 a
Greater Sudbury CMA	4.2 d	**	6.3 b	3.4 d	5.6 b	4.7 c	5.8 c	**	6.1 b	4.0 c
Guelph CMA	1.6 c	**	1.8 a	1.1 a	1.6 a	1.3 a	0.8 a	1.6 b	1.5 a	1.5 a
Hamilton CMA	2.5 b	++	1.5 a	1.4 a	1.5 b	1.1 a	1.4 a	1.2 a	1.3 a	1.4 a
Kingston CMA	3.5 c	++	4.2 c	1.9 a	3.1 b	2.3 a	1.9 c	2.2 c	3.3 b	2.2 a
Kitchener CMA	++	1.9 c	1.5 a	2.0 a	0.9 a	1.7 a	1.3 a	1.3 a	1.3 a	1.8 a
London CMA	3.0 b	2.0 b	1.7 a	1.4 a	1.2 a	1.2 a	0.9 a	1.9 b	1.2 a	1.3 a
Oshawa CMA	2.9 c	++	1.4 a	1.2 a	1.2 a	1.2 a	0.9 d	2.3 b	1.2 a	1.4 a
Ottawa-Gatineau CMA (Ont. part)	4.3 a	3.3 a	3.6 a	3.3 a	3.7 a	2.9 a	4.0 c	1.8 c	3.6 a	3.2 a
Peterborough CMA	5.5 c	++	2.7 b	2.0 c	2.0 b	2.1 b	3.1 c	1.4 d	2.0 b	2.3 b
St. Catharines-Niagara CMA	2.0 c	2.6 c	2.2 a	2.2 b	2.1 a	2.2 b	1.9 b	3.3 d	1.8 a	2.3 b
Thunder Bay CMA	4.7 d	2.1 b	1.2 a	4.4 b	1.3 a	2.9 a	++	**	1.4 a	3.2 a
Toronto CMA	2.0 b	1.7 b	1.6 a	1.9 a	1.7 a	2.2 a	1.7 a	2.2 b	1.7 a	2.0 a
Windsor CMA	++	++	++	++	++	++	++	++	++	**
Ontario 10,000+	**2.5 a**	**1.9 a**	**2.0 a**	**2.0 a**	**1.9 a**	**2.0 a**	**1.8 a**	**2.1 a**	**1.9 a**	**2.0 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1_1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Barrie CMA	**	n/s	**	**	5.1 d	**	3.1 d	3.8 d	3.9 d	3.4 d
Brantford CMA	n/u	n/u	n/u	n/u	1.1 a	4.8 c	2.9 a	4.8 c	2.4 a	4.8 b
Greater Sudbury CMA	n/u	n/u	**	**	0.7 a	1.4 a	0.0 b	1.8 b	0.2 a	2.0 c
Guelph CMA	**	**	**	**	3.7 a	1.5 a	3.5 a	6.8 c	3.5 a	4.9 c
Hamilton CMA	**	**	**	**	0.5 b	4.0 c	1.3 a	3.8 b	1.1 a	3.8 b
Kingston CMA	**	**	**	**	0.0 d	0.0 d	0.7 a	1.4 a	0.5 a	1.5 c
Kitchener CMA	**	**	2.7 c	1.5 a	2.4 a	3.8 c	2.3 a	4.6 b	2.4 a	4.1 b
London CMA	**	**	**	**	5.9 a	8.4 b	3.3 a	6.2 b	4.1 a	6.9 a
Oshawa CMA	n/u	n/u	**	**	**	1.9 a	4.1 c	3.9 a	3.9 c	3.7 a
Ottawa-Gatineau CMA (Ont. part)	**	**	**	8.3 b	2.3 a	2.1 a	2.0 a	2.8 a	2.2 a	2.7 a
Peterborough CMA	**	**	0.0 d	3.1 a	**	**	1.7 c	3.5 d	2.8 b	3.9 c
St. Catharines-Niagara CMA	**	**	8.1 a	**	2.0 a	2.3 c	7.0 a	7.7 c	5.8 a	6.5 c
Thunder Bay CMA	n/u	n/u	**	**	2.7 a	**	15.4 a	17.1 a	13.8 a	15.6 a
Toronto CMA	**	**	**	2.5 a	2.3 b	3.3 b	2.5 a	4.1 a	2.4 a	4.0 a
Windsor CMA	**	**	**	**	12.5 c	9.1 b	10.0 a	13.3 c	11.7 a	12.5 a
Ontario 10,000+	**	**	**4.3 c**	**5.7 b**	**3.5 a**	**4.6 a**	**2.9 a**	**4.5 a**	**3.1 a**	**4.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2_1 Private Row (Townhouse) Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Barrie CMA	n/s	n/s	**	**	995 b	908 c	1,057 a	1,088 a	1,031 a	1,054 a
Brantford CMA	n/u	n/u	n/u	n/u	850 a	873 a	939 a	990 a	915 a	956 a
Greater Sudbury CMA	n/u	n/u	**	**	969 b	925 b	833 a	867 a	869 a	884 a
Guelph CMA	**	**	**	**	910 a	1,006 a	1,157 a	1,155 a	1,075 a	1,095 a
Hamilton CMA	**	**	683 c	671 b	1,006 a	934 a	1,065 a	1,008 a	1,039 a	976 a
Kingston CMA	**	**	**	**	862 a	848 c	968 a	985 a	914 a	938 a
Kitchener CMA	**	**	735 a	752 a	811 a	824 a	1,036 a	965 a	915 a	893 a
London CMA	**	**	**	**	874 a	860 a	897 a	905 a	888 a	889 a
Oshawa CMA	n/u	n/u	**	**	942 a	955 a	1,101 a	1,090 a	1,082 a	1,062 a
Ottawa-Gatineau CMA (Ont. part)	**	**	801 b	848 a	988 a	1,041 a	1,134 a	1,183 a	1,095 a	1,146 a
Peterborough CMA	**	**	588 b	596 b	722 a	799 b	962 a	976 b	796 b	816 b
St. Catharines-Niagara CMA	**	**	620 b	626 b	764 a	766 a	836 a	857 a	811 a	823 a
Thunder Bay CMA	n/u	n/u	**	**	598 a	**	739 a	774 a	724 a	760 a
Toronto CMA	**	**	**	925 a	1,067 a	1,096 a	1,311 a	1,334 a	1,274 a	1,286 a
Windsor CMA	**	**	502 a	499 a	718 b	744 b	875 b	934 a	822 b	863 a
Ontario 10,000+	**	**429 d**	**669 a**	**672 a**	**886 a**	**905 a**	**1,087 a**	**1,102 a**	**1,020 a**	**1,032 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3_1 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	n/s	n/s	**	**	**	77	14 d	371	16 d	454
Brantford CMA	n/u	n/u	n/u	n/u	9 c	184	23 c	475	32 b	659
Greater Sudbury CMA	n/u	n/u	**	**	5 a	365	12 b	683	21 c	1,055
Guelph CMA	**	**	**	**	4 a	299	37 c	544	41 c	853
Hamilton CMA	**	**	**	42	35 c	879	70 b	1,855	106 b	2,800
Kingston CMA	**	**	**	**	0 d	41	2 a	160	3 c	220
Kitchener CMA	**	**	3 a	203	50 c	1,325	80 b	1,725	133 b	3,256
London CMA	**	**	**	**	101 b	1,197	141 b	2,286	242 a	3,492
Oshawa CMA	n/u	n/u	**	**	1 a	52	32 a	812	33 a	893
Ottawa-Gatineau CMA (Ont. part)	**	**	7 b	79	39 a	1,859	160 a	5,802	205 a	7,748
Peterborough CMA	**	**	3 a	102	**	111	10 d	296	22 c	565
St. Catharines-Niagara CMA	**	**	**	17	4 c	196	49 c	642	56 c	857
Thunder Bay CMA	n/u	n/u	**	**	**	**	55 a	322	56 a	361
Toronto CMA	**	**	2 a	66	48 b	1,424	265 a	6,386	314 a	7,877
Windsor CMA	**	**	**	26	20 b	215	45 c	341	73 a	584
Ontario 10,000+	**	123	50 b	887	474 a	10,203	1,089 a	24,399	1,616 a	35,612

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4_1 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Barrie CMA	**	n/s	**	**	**	**	**	8.6 c	9.7 c	7.3 c
Brantford CMA	n/u	n/u	n/u	n/u	3.8 c	5.4 c	3.7 b	7.1 b	3.7 b	6.7 b
Greater Sudbury CMA	n/u	n/u	**	**	2.0 b	1.4 a	0.4 a	2.1 c	0.9 a	2.2 c
Guelph CMA	**	**	**	**	6.4 a	4.1 d	5.8 a	11.0 c	6.0 a	8.5 c
Hamilton CMA	**	**	**	5.1 d	3.0 c	5.2 b	4.3 c	5.5 b	4.0 c	5.4 a
Kingston CMA	**	**	**	**	0.0 d	0.0 d	0.7 a	2.8 c	0.5 a	2.6 b
Kitchener CMA	**	**	5.8 c	5.3 d	4.2 b	7.4 b	3.9 b	6.0 b	4.2 b	6.5 a
London CMA	**	**	**	**	8.9 a	11.4 a	6.1 a	9.0 a	7.0 a	9.8 a
Oshawa CMA	n/u	n/u	**	**	**	1.9 a	7.4 b	5.9 a	6.8 b	5.5 a
Ottawa-Gatineau CMA (Ont. part)	**	**	**	8.3 b	4.9 a	5.0 a	4.3 a	5.5 a	4.5 a	5.4 a
Peterborough CMA	**	**	0.0 d	5.4 a	**	8.4 c	1.7 c	4.3 d	3.0 b	4.9 c
St. Catharines-Niagara CMA	**	**	8.1 a	**	6.1 a	6.4 c	9.0 a	11.1 d	8.3 a	10.1 d
Thunder Bay CMA	n/u	n/u	**	**	2.7 a	**	16.0 a	17.1 a	14.4 a	15.6 a
Toronto CMA	**	**	**	5.0 a	4.0 c	4.9 b	4.6 a	6.5 a	4.5 a	6.2 a
Windsor CMA	**	**	**	**	12.9 c	11.5 c	11.5 a	14.2 a	12.8 a	14.1 a
Ontario 10,000+	**	**	**6.6 c**	**8.2 b**	**5.7 a**	**6.8 a**	**5.0 a**	**6.8 a**	**5.2 a**	**6.8 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5_1 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Barrie CMA	**	**	**	**	**	**	**	**	**	**
Brantford CMA	n/u	n/u	n/u	n/u	1.9 b	2.0 b	2.6 a	**	2.2 a	**
Greater Sudbury CMA	n/u	n/u	**	**	**	**	11.3 c	++	11.5 c	++
Guelph CMA	**	**	**	**	-1.5 a	**	0.6 a	**	-2.0 a	**
Hamilton CMA	**	**	**	**	1.9 c	1.5 b	4.0 d	++	3.6 d	++
Kingston CMA	**	**	**	**	**	**	**	**	0.7 b	**
Kitchener CMA	**	**	**	**	1.5 a	1.4 a	0.9 a	1.0 d	0.9 a	1.3 a
London CMA	**	**	**	**	1.5 a	1.4 a	1.6 a	1.8 a	1.5 a	1.6 a
Oshawa CMA	n/u	n/u	**	**	**	2.2 a	2.6 a	1.5 a	2.6 a	0.3 a
Ottawa-Gatineau CMA (Ont. part)	**	**	**	**	2.0 a	5.9 a	1.4 a	4.6 a	1.5 a	4.6 a
Peterborough CMA	**	**	**	**	**	2.5 c	**	++	4.5 d	++
St. Catharines-Niagara CMA	**	**	**	**	1.6 a	**	4.2 d	**	4.2 d	++
Thunder Bay CMA	n/u	n/u	**	**	0.3 a	**	12.3 a	4.6 d	11.1 a	5.0 d
Toronto CMA	**	**	**	**	++	3.4 d	++	1.7 c	++	1.6 c
Windsor CMA	**	**	**	**	**	**	**	**	++	**
Ontario 10,000+	**	**	**	1.3 d	1.2 a	2.9 a	2.1 a	2.3 a	2.0 a	2.3 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Belleville CA	**	5.6 d	3.1 b	6.2 b	4.0 a	5.3 a	1.5 c	4.8 c	3.7 a	5.6 a
Zone 1 - City of Belleville	4.6 d	6.0 d	2.2 a	6.0 b	4.0 a	5.2 b	2.0 c	**	3.4 a	5.5 a
Zone 2 - City of Quinte West	**	**	5.8 c	7.0 b	4.0 b	5.6 b	0.0 d	0.0 d	4.3 b	5.7 b
Brockville CA	11.0 c	3.9 b	3.9 b	4.2 b	2.4 a	4.9 a	2.4 c	2.6 b	3.3 a	4.6 a
Cornwall CA	2.5 c	5.5 d	4.4 b	4.2 c	3.9 b	3.6 b	5.8 c	2.1 c	4.2 a	3.8 b
Zone 1 - City Centre	2.9 c	**	6.1 b	5.4 c	5.3 b	3.7 c	**	0.0 c	5.7 b	4.2 b
Zone 2 - City North	2.1 c	3.9 d	2.7 b	3.1 c	3.1 b	3.6 b	4.1 d	3.3 d	3.1 b	3.4 b
Zone 3 - Outlying Areas	n/u	n/u	**	**	2.2 a	3.6 a	**	n/s	2.1 a	3.3 a
Greater Napanee Town	0.0 d	0.0 d	**	5.7 c	1.0 a	1.6 b	**	**	1.3 a	2.5 b
Hawkesbury CA	2.3 b	0.0 d	5.8 c	6.2 c	6.7 b	5.6 c	**	**	6.4 b	5.2 b
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	1.2 a	1.2 a
North Grenville MU	**	**	**	**	3.1 a	0.0 a	n/s	n/s	2.4 b	**
Pembroke CA	**	1.9 a	0.4 a	0.0 b	1.5 a	0.4 a	0.0 a	0.0 c	1.1 a	0.3 a
Petawawa CA	**	n/u	3.0 d	1.2 a	0.0 b	1.4 a	4.0 a	3.8 a	1.1 a	1.5 a
Prince Edward County	6.3 a	0.0 a	7.0 a	7.6 a	1.3 a	4.5 a	**	0.0 a	3.1 a	5.1 a
The Nation M	**	**	3.9 d	0.0 c	6.0 c	9.8 c	0.0 a	9.4 a	4.1 b	6.1 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_2 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Belleville CA	561 a	549 a	693 a	714 a	795 a	811 a	910 a	919 a	765 a	781 a
Zone 1 - City of Belleville	562 a	551 a	715 a	738 a	821 a	837 a	948 a	957 a	787 a	803 a
Zone 2 - City of Quinte West	**	**	623 a	642 a	738 a	756 a	790 a	801 a	711 a	728 a
Brockville CA	481 a	505 a	601 a	610 a	713 a	726 a	724 a	737 a	670 a	683 a
Cornwall CA	475 a	495 a	553 a	561 a	657 a	675 a	689 a	723 a	621 a	634 a
Zone 1 - City Centre	470 a	481 a	557 a	560 a	651 a	664 a	666 a	683 a	610 a	619 a
Zone 2 - City North	481 a	507 a	549 a	562 a	663 a	684 a	702 a	748 a	629 a	645 a
Zone 3 - Outlying Areas	n/u	n/u	**	**	634 a	642 a	**	n/s	634 a	634 a
Greater Napanee Town	500 c	520 b	578 a	612 a	714 a	724 a	757 a	806 a	684 a	699 a
Hawkesbury CA	503 a	486 a	512 a	524 a	647 a	640 a	732 a	743 a	609 a	609 a
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	**	**
North Grenville MU	**	**	**	**	768 a	791 a	n/s	n/s	713 a	735 a
Pembroke CA	515 a	423 a	517 a	565 a	636 a	661 a	708 a	775 b	601 a	623 a
Petawawa CA	**	n/u	496 a	495 a	598 a	626 a	555 a	579 a	569 a	590 a
Prince Edward County	486 b	492 a	560 a	574 a	650 a	703 a	**	**	617 a	660 a
The Nation M	**	n/s	525 a	511 a	572 a	596 a	719 c	695 a	570 a	581 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_2 Number of Private Apartment Units Vacant and Universe in October 2009 by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	6 d	114	109 b	1,743	195 a	3,667	10 c	210	320 a	5,734
Zone 1 - City of Belleville	6 d	107	79 b	1,318	132 b	2,532	**	159	227 a	4,117
Zone 2 - City of Quinte West	**	**	30 b	425	63 b	1,135	0 d	51	93 b	1,617
Brockville CA	4 b	106	25 b	598	65 a	1,325	2 b	85	96 a	2,115
Cornwall CA	11 d	206	45 c	1,067	74 b	2,049	6 c	304	137 b	3,626
Zone 1 - City Centre	**	95	28 c	517	30 c	807	0 c	114	65 b	1,533
Zone 2 - City North	4 d	111	17 c	547	43 b	1,198	6 d	191	70 b	2,046
Zone 3 - Outlying Areas	n/u	n/u	**	**	2 a	44	n/s	n/s	2 a	47
Greater Napanee Town	0 d	14	7 c	123	6 b	383	**	42	14 b	562
Hawkesbury CA	0 d	44	10 c	165	25 c	447	**	36	36 b	693
Mississippi Mills Town	**	**	**	44	**	**	n/s	n/s	1 a	84
North Grenville MU	**	**	**	**	0 a	64	n/s	n/s	**	82
Pembroke CA	1 a	54	0 b	248	2 a	562	0 c	27	3 a	890
Petawawa CA	n/u	n/u	1 a	83	3 a	214	1 a	26	5 a	323
Prince Edward County	0 a	15	8 a	105	11 a	247	0 a	7	19 a	373
The Nation M	**	**	0 c	27	4 c	37	1 a	11	5 b	76

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Belleville CA	**	5.6 d	4.8 b	8.1 a	6.4 a	6.5 a	5.8 c	5.6 c	5.9 a	6.9 a
Zone 1 - City of Belleville	**	6.0 d	3.9 b	7.6 b	6.7 a	6.2 a	5.0 c	**	5.7 a	6.7 a
Zone 2 - City of Quinte West	**	**	7.7 b	9.5 b	5.9 a	7.2 b	**	**	6.4 a	7.6 a
Brockville CA	14.2 c	7.1 b	5.7 b	5.4 a	4.4 a	6.9 a	3.5 d	2.6 b	5.2 a	6.3 a
Cornwall CA	5.2 c	6.0 c	6.3 b	5.2 b	5.5 a	4.4 b	8.3 c	3.5 d	6.0 a	4.6 b
Zone 1 - City Centre	**	**	7.6 b	6.1 c	7.3 b	4.6 b	**	**	7.6 a	5.1 b
Zone 2 - City North	4.2 d	4.8 d	5.0 c	4.3 b	4.3 b	3.9 b	7.2 c	4.5 d	4.8 b	4.1 b
Zone 3 - Outlying Areas	n/u	n/u	**	**	4.4 a	**	**	n/s	4.3 a	**
Greater Napanee Town	0.0 d	0.0 d	4.0 d	7.3 c	3.0 b	1.8 b	**	**	3.1 c	3.0 c
Hawkesbury CA	2.3 b	0.0 d	6.4 b	6.9 c	7.7 b	6.5 c	**	**	7.2 b	6.0 b
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	1.2 a	1.2 a
North Grenville MU	**	**	**	**	6.2 a	4.8 a	n/s	n/s	4.8 c	3.8 c
Pembroke CA	**	1.9 a	0.4 a	0.4 a	1.5 a	2.6 a	0.0 a	0.0 c	1.1 a	1.9 a
Petawawa CA	**	n/u	3.0 d	3.6 a	0.6 a	7.5 b	4.0 a	3.8 a	1.5 b	6.2 b
Prince Edward County	6.3 a	0.0 a	10.0 a	7.6 a	1.7 a	4.9 a	**	0.0 a	4.2 a	5.4 a
The Nation M	**	**	8.0 c	4.9 c	6.0 c	9.8 c	0.0 a	9.4 a	5.6 b	7.8 c

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Belleville CA	4.6 d	++	1.9 b	3.0 b	2.2 a	2.9 a	++	2.5 c	2.1 a	2.9 a
Zone 1 - City of Belleville	4.6 d	++	1.7 b	2.6 b	2.0 a	2.8 b	++	**	1.8 a	2.8 b
Zone 2 - City of Quinte West	**	**	2.3 c	3.8 c	2.8 b	3.0 b	**	**	2.9 b	3.1 b
Brockville CA	2.4 b	7.1 b	3.3 b	2.6 a	2.5 a	2.0 a	3.0 d	1.7 a	2.5 a	2.0 a
Cornwall CA	2.3 c	4.2 c	2.0 c	1.8 b	1.1 a	2.6 a	1.8 c	5.0 c	1.3 a	2.6 a
Zone 1 - City Centre	++	4.3 d	1.6 c	0.6 b	++	1.4 a	++	++	++	1.6 b
Zone 2 - City North	**	**	2.3 c	2.8 b	1.8 a	3.4 c	2.2 c	5.8 b	1.8 b	3.5 b
Zone 3 - Outlying Areas	n/u	n/u	**	**	**	**	**	**	**	**
Greater Napanee Town	**	**	++	++	1.3 d	1.4 a	**	**	++	2.1 c
Hawkesbury CA	**	**	++	++	++	++	**	**	1.3 d	1.3 d
Mississippi Mills Town	**	**	**	**	**	**	**	**	**	**
North Grenville MU	n/u	**	n/u	**	n/u	5.2 a	n/u	**	n/u	**
Pembroke CA	**	**	3.8 d	++	++	3.9 c	**	**	++	3.6 b
Petawawa CA	**	n/u	3.5 d	0.8 d	++	6.8 b	1.8 a	6.0 a	++	6.0 b
Prince Edward County	8.3 a	**	5.4 a	2.7 b	2.5 a	8.0 a	**	**	2.8 a	6.6 a
The Nation M	n/u	**	n/u	**	n/u	4.8 d	n/u	3.5 a	n/u	1.4 d

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1_2 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Belleville CA	**	**	**	**	**	9.1 a	**	4.9 a	2.5 a	6.2 a
Zone 1 - City of Belleville	**	**	**	**	**	9.4 a	**	4.3 a	2.3 a	5.8 a
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	0.0 a	7.7 a	**	**	**	8.3 a
Brockville CA	n/u	n/u	**	**	**	3.9 d	**	5.7 a	**	3.7 d
Cornwall CA	n/u	n/u	n/u	n/u	3.6 a	7.1 a	4.2 a	2.9 b	4.0 a	4.1 b
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	4.3 a	3.0 c	4.7 a	3.7 c
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	6.7 a
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	n/u	n/u	**	0.0 a	n/u	n/u	**	0.0 a
Hawkesbury CA	n/u	n/u	**	**	**	**	**	0.0 a	12.7 d	4.9 a
Mississippi Mills Town	**	**	**	3.1 a	**	6.3 a	**	n/u	**	5.6 a
North Grenville MU	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Pembroke CA	n/u	n/u	**	**	0.0 a	**	**	n/s	0.0 a	**
Petawawa CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Prince Edward County	n/u	n/u	0.0 a	0.0 a	3.3 a	3.3 a	**	**	2.2 a	3.6 a
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2_2 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Belleville CA	**	n/s	**	**	714 a	777 a	789 a	872 a	755 a	825 a
Zone 1 - City of Belleville	**	n/s	**	**	714 a	790 a	**	883 a	760 a	840 a
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	716 a	729 a	**	**	730 a	738 a
Brockville CA	n/u	n/u	**	**	704 a	741 a	**	930 a	673 b	774 a
Cornwall CA	n/u	n/u	n/u	n/u	697 a	709 a	763 a	787 a	745 a	765 a
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	766 a	791 a	774 a	797 a
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	581 a	584 a
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	n/u	n/u	**	1,201 a	n/u	n/u	**	1,201 a
Hawkesbury CA	n/u	n/u	**	**	**	**	**	718 a	712 a	693 a
Mississippi Mills Town	**	**	555 a	575 a	749 c	738 a	**	n/u	620 a	616 a
North Grenville MU	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Pembroke CA	n/u	n/u	**	**	670 b	**	**	n/s	607 b	**
Petawawa CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Prince Edward County	n/u	n/u	868 a	860 a	749 a	771 a	**	**	737 a	766 a
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3_2 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	**	**	**	6 a	66	4 a	81	10 a	161
Zone 1 - City of Belleville	**	**	**	**	5 a	53	3 a	70	8 a	137
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	1 a	13	**	**	2 a	24
Brockville CA	n/u	n/u	**	**	1 d	26	1 a	18	2 d	54
Cornwall CA	n/u	n/u	n/u	n/u	2 a	29	2 b	71	4 b	100
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	2 c	68	3 c	85
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	1 a	15
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	n/u	n/u	0 a	14	n/u	n/u	0 a	14
Hawkesbury CA	n/u	n/u	**	**	**	**	0 a	11	3 a	61
Mississippi Mills Town	**	**	1 a	32	1 a	16	n/u	n/u	3 a	54
North Grenville MU	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Pembroke CA	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Petawawa CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Prince Edward County	n/u	n/u	0 a	13	2 a	60	**	**	5 a	138
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4_2 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Belleville CA	**	**	**	**	1.6 c	9.1 a	**	4.9 a	3.2 b	6.2 a
Zone 1 - City of Belleville	**	**	**	**	**	9.4 a	**	4.3 a	2.3 a	5.8 a
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	6.8 a	7.7 a	**	**	**	8.3 a
Brockville CA	n/u	n/u	**	**	**	**	**	5.7 a	2.1 c	5.6 d
Cornwall CA	n/u	n/u	n/u	n/u	3.6 a	7.1 a	6.9 a	4.4 c	6.0 a	5.1 b
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	7.2 a	4.5 c	7.1 a	4.9 b
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	6.7 a
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	n/u	n/u	**	0.0 a	n/u	n/u	**	0.0 a
Hawkesbury CA	n/u	n/u	**	**	**	**	**	0.0 a	12.7 d	4.9 a
Mississippi Mills Town	**	**	**	6.3 a	**	6.3 a	**	n/u	**	7.4 a
North Grenville MU	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Pembroke CA	n/u	n/u	**	**	0.0 a	**	**	n/s	0.0 a	**
Petawawa CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Prince Edward County	n/u	n/u	0.0 a	7.7 a	5.0 a	3.3 a	**	**	5.1 a	5.1 a
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5_2 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Belleville CA	**	**	**	**	**	11.7 a	**	**	**	**
Zone 1 - City of Belleville	**	**	**	**	**	13.1 a	**	11.9 a	**	**
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	0.4 a	1.4 a	**	**	**	**
Brockville CA	n/u	n/u	**	**	**	**	**	3.2 a	**	3.0 a
Cornwall CA	n/u	n/u	n/u	n/u	1.2 a	0.6 a	1.0 a	**	1.0 a	1.9 a
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	1.1 a	**	1.3 a	2.1 a
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	-2.9 a	0.6 a
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	n/u	n/u	n/u	0.7 a	n/u	n/u	n/u	0.7 a
Hawkesbury CA	n/u	n/u	**	**	**	**	**	0.5 a	**	-2.4 a
Mississippi Mills Town	**	**	**	-2.0 a	**	0.5 a	**	n/u	**	0.7 a
North Grenville MU	n/u	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**
Pembroke CA	n/u	n/u	**	**	**	**	**	**	**	**
Petawawa CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Prince Edward County	n/u	n/u	3.1 a	-0.8 a	0.4 a	5.3 a	**	**	2.7 a	4.7 a
The Nation M	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_3 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brighton MU	**	**	**	0.0 d	**	1.4 a	**	**	1.3 d	1.2 a
Brock Tp	**	**	**	**	4.9 d	**	**	0.0 a	5.4 d	3.1 d
Cobourg CA	**	**	**	4.6 c	**	4.0 c	**	6.4 c	2.2 c	4.8 b
Collingwood CA	6.7 a	23.5 a	2.6 a	5.1 a	1.4 a	2.1 a	**	10.0 a	2.3 a	4.2 a
Erin T	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	5.7 b	3.1 c	1.2 a	5.8 b	2.8 a	0.0 a	3.2 b	4.9 a
Kawartha Lakes CA	7.0 c	5.6 c	2.0 a	2.4 a	1.5 a	2.6 a	1.5 c	0.0 b	2.0 a	2.5 a
Midland CA	0.0 d	**	4.6 b	4.9 b	1.9 b	2.9 b	**	0.0 d	3.0 a	3.8 b
Orillia CA	4.3 d	**	3.0 b	4.4 b	3.0 b	3.5 b	**	13.3 d	3.0 b	4.3 a
Port Hope CA	3.7 a	4.2 a	0.5 b	3.5 b	0.0 d	2.1 c	0.0 a	**	0.4 a	2.7 a
Scugog TP	**	**	4.3 c	0.0 d	0.0 c	0.0 c	**	**	1.8 b	0.0 c
West Grey MU	**	**	**	0.0 d	4.0 d	4.4 c	**	**	6.0 c	3.1 d

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_3 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brighton MU	**	**	**	**	623 a	639 a	**	**	614 a	623 a
Brock Tp	**	n/s	695 a	647 b	766 a	760 a	**	850 c	750 a	743 a
Cobourg CA	483 b	482 b	696 a	696 a	840 a	877 a	939 b	967 a	786 a	808 a
Collingwood CA	535 a	589 a	683 a	701 a	807 a	815 a	765 b	801 a	733 a	756 a
Erin T	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**	n/u
Haldimand County CY	**	**	664 a	648 a	716 a	707 a	750 a	712 a	695 a	678 a
Kawartha Lakes CA	568 a	537 a	700 a	739 a	883 a	839 a	832 b	977 a	785 a	789 a
Midland CA	480 a	509 a	674 a	686 a	762 a	779 a	818 c	855 b	721 a	737 a
Orillia CA	573 a	602 a	708 a	717 a	815 a	835 a	856 a	868 a	762 a	781 a
Port Hope CA	**	543 a	793 b	782 b	866 a	867 a	1,138 a	**	848 b	843 b
Scugog TP	**	**	741 a	755 a	869 a	906 a	**	n/s	894 a	813 a
West Grey MU	**	**	471 c	615 a	541 a	643 a	681 d	770 a	532 b	641 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_3 Number of Private Apartment Units Vacant and Universe in October 2009 by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	**	**	0 d	21	2 a	146	**	**	2 a	172
Brock Tp	**	**	**	25	**	75	0 a	8	3 d	109
Cobourg CA	**	29	14 c	300	20 c	513	4 c	58	43 b	900
Collingwood CA	4 a	17	12 a	234	6 a	289	1 a	10	23 a	550
Erin T	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	5 c	166	10 b	181	0 a	25	19 a	380
Kawartha Lakes CA	4 c	73	14 a	596	18 a	711	0 b	69	37 a	1,449
Midland CA	**	26	19 b	392	17 b	583	0 d	22	39 b	1,023
Orillia CA	**	125	25 b	568	32 b	904	7 d	53	71 a	1,649
Port Hope CA	2 a	45	8 b	222	6 c	282	**	**	16 a	572
Scugog TP	**	**	0 d	78	0 c	54	**	**	0 c	186
West Grey MU	**	**	0 d	21	5 c	115	**	18	5 d	159

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_3 Private Apartment Availability Rates (%)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brighton MU	**	**	**	0.0 d	**	4.5 a	**	**	**	3.8 a
Brock Tp	**	**	**	**	4.9 d	**	**	0.0 a	5.4 d	**
Cobourg CA	**	**	**	7.6 c	3.6 d	5.3 c	**	6.4 c	4.0 d	6.5 b
Collingwood CA	6.7 a	29.4 a	4.8 a	9.0 a	2.7 a	6.6 a	**	20.0 a	3.8 a	8.5 a
Erin T	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	5.7 b	8.2 b	2.3 a	8.0 b	2.8 a	0.0 a	3.8 b	8.3 a
Kawartha Lakes CA	11.2 c	7.0 c	2.7 a	4.8 a	2.6 a	4.0 a	3.0 d	1.5 c	3.1 a	4.4 a
Midland CA	0.0 d	**	5.9 c	8.1 a	3.9 c	5.7 b	**	**	4.6 b	6.7 a
Orillia CA	4.3 d	9.1 c	3.0 b	5.7 b	3.7 b	4.6 b	**	**	3.4 b	5.9 a
Port Hope CA	3.7 a	4.2 a	0.5 b	6.0 b	1.3 d	5.5 b	4.6 a	**	1.3 a	5.4 a
Scugog TP	**	**	5.6 b	1.3 a	0.0 c	0.0 c	**	**	2.4 b	0.5 a
West Grey MU	**	**	**	0.0 d	**	9.6 b	**	**	10.6 d	6.9 c

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Brighton MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Brock Tp	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Cobourg CA	**	**	3.5 d	1.2 a	2.8 c	4.6 b	**	**	2.9 b	2.8 b
Collingwood CA	7.0 a	6.4 a	7.0 a	3.8 a	6.3 a	3.0 a	**	2.2 a	6.2 a	3.4 a
Erin T	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**	n/u
Haldimand County CY	**	**	**	++	**	**	2.8 a	-0.1 a	1.3 a	++
Kawartha Lakes CA	**	++	++	6.9 c	**	**	**	**	++	-1.0 d
Midland CA	**	**	2.1 c	1.8 b	1.2 d	1.5 a	**	**	1.7 b	1.9 a
Orillia CA	3.9 b	3.4 b	2.5 b	2.5 a	2.2 a	2.4 b	++	**	2.3 a	2.4 b
Port Hope CA	**	-0.4 a	**	**	**	**	1.8 a	**	**	**
Scugog TP	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
West Grey MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1_3 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/u	n/s
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	**	0.0 a
Kawartha Lakes CA	n/u	n/u	n/u	n/u	0.0 a	0.0 a	4.3 a	0.0 a	1.9 a	0.0 a
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	9.4 a	**	9.0 a
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2_3 Private Row (Townhouse) Average Rents ($)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	**	754 a
Kawartha Lakes CA	n/u	n/u	n/u	n/u	847 b	**	**	1,026 a	977 b	1,027 b
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	986 a	**	964 b
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3_3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	0 a	58
Kawartha Lakes CA	n/u	n/u	n/u	n/u	0 a	28	0 a	23	0 a	51
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	15 a	160	15 a	166
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4_3 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/u	n/s
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	**	0.0 a
Kawartha Lakes CA	n/u	n/u	n/u	n/u	0.0 a	0.0 a	4.3 a	4.3 a	1.9 a	2.0 a
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	15.0 a	**	14.5 a
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5_3 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Brock Tp	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	**	**	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	**	0.8 a
Kawartha Lakes CA	n/u	n/u	n/u	n/u	**	**	**	-6.8 a	**	**
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	2.6 a	**	2.7 a
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Bracebridge Town	**	**	1.3 a	3.1 d	1.3 a	2.8 c	0.0 a	**	1.6 b	2.6 b
Elliot Lake CA	2.9 a	11.0 a	4.1 a	3.4 d	5.3 a	2.8 c	8.0 a	0.0 d	5.1 a	3.7 b
Gravenhurst Town	5.3 a	**	1.7 a	1.4 d	1.5 a	3.4 d	**	0.0 a	1.9 a	2.6 c
Huntsville Town	0.0 a	**	2.1 a	2.8 c	1.9 c	**	0.0 a	**	1.8 b	6.4 c
Kenora CA	0.0 a	4.3 a	2.1 c	0.0 b	1.8 c	1.2 a	0.0 a	0.0 a	1.7 c	0.8 a
North Bay CA	1.2 d	**	2.8 c	2.2 c	1.7 b	0.5 b	0.4 b	1.3 d	1.9 b	1.1 a
Sault Ste. Marie CA	**	0.6 b	2.1 c	1.8 a	1.0 a	1.0 a	0.8 d	0.7 a	1.5 b	1.2 a
Zone 1 - Downtown	**	**	0.0 a	8.1 a	0.0 a	1.5 a	0.0 a	0.0 a	0.0 a	4.0 a
Zone 2 - City East	**	0.0 c	2.1 c	1.5 a	1.3 a	1.0 a	1.4 d	1.5 a	1.8 b	1.2 a
Zone 3 - City West	**	**	**	0.6 a	0.9 a	0.8 a	0.0 d	0.4 b	1.4 d	0.7 a
Temiskaming Shores CA	4.1 b	**	0.0 c	1.0 d	3.0 d	0.7 b	0.0 c	0.0 c	1.8 b	0.9 a
Timmins CA	**	5.1 d	2.3 b	1.6 c	0.8 a	1.4 a	0.9 a	0.9 d	1.5 a	1.6 b
West Nipissing Town	0.0 c	0.0 a	2.5 a	4.2 a	3.5 b	3.4 b	0.0 c	0.0 a	2.7 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_4 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Bracebridge Town	534 a	**	679 a	702 a	800 a	827 a	859 a	**	755 a	791 a
Elliot Lake CA	431 b	423 a	510 a	472 a	594 a	556 a	708 a	765 a	576 a	535 a
Gravenhurst Town	526 a	**	659 a	672 a	832 a	874 a	839 a	941 a	759 a	810 b
Huntsville Town	568 a	586 b	698 a	719 a	862 a	857 a	897 a	**	774 a	792 a
Kenora CA	471 a	445 a	546 a	542 b	740 a	732 a	**	**	644 a	631 a
North Bay CA	485 a	504 a	612 a	639 a	759 a	784 a	871 a	886 a	706 a	732 a
Sault Ste. Marie CA	412 a	449 a	574 a	595 a	677 a	699 a	726 a	708 a	631 a	655 a
Zone 1 - Downtown	**	**	709 a	636 a	755 a	721 a	690 a	694 a	731 a	684 a
Zone 2 - City East	416 b	440 a	562 a	591 a	693 a	718 a	756 a	746 a	635 a	658 a
Zone 3 - City West	407 a	473 a	555 a	590 b	638 a	667 a	674 a	690 a	602 a	643 a
Temiskaming Shores CA	435 a	438 a	496 a	536 a	603 a	599 a	676 a	699 a	566 a	580 a
Timmins CA	430 a	450 a	582 a	591 a	698 a	735 a	816 a	838 a	647 a	678 a
West Nipissing Town	411 b	456 a	512 a	519 a	603 a	624 a	717 b	756 a	571 a	587 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_4 Number of Private Apartment Units Vacant and Universe in October 2009 by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	**	13	3 d	82	5 c	164	**	**	7 b	272
Elliot Lake CA	17 a	156	9 d	252	22 c	786	0 d	89	48 b	1,283
Gravenhurst Town	**	**	1 d	74	5 d	148	0 a	8	6 c	233
Huntsville Town	**	14	4 c	131	**	148	**	13	19 c	306
Kenora CA	1 a	23	0 b	156	2 a	171	0 a	11	3 a	361
North Bay CA	**	222	21 c	978	8 b	1,727	4 d	294	37 a	3,221
Sault Ste. Marie CA	1 b	172	30 a	1,622	23 a	2,371	3 a	412	57 a	4,577
Zone 1 - Downtown	**	**	12 a	148	3 a	205	0 a	24	15 a	379
Zone 2 - City East	0 c	112	15 a	977	13 a	1,332	2 a	135	30 a	2,556
Zone 3 - City West	**	59	3 a	497	7 a	834	1 b	253	12 a	1,642
Temiskaming Shores CA	**	26	1 d	107	1 b	187	0 c	45	3 a	365
Timmins CA	4 d	75	9 c	552	11 a	808	1 d	114	25 b	1,550
West Nipissing Town	0 a	20	5 a	121	6 b	178	0 a	26	11 a	345

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Bracebridge Town	**	**	1.3 a	6.2 c	5.2 c	5.5 c	0.0 a	**	3.9 b	5.6 c
Elliot Lake CA	2.9 a	11.0 a	4.1 a	3.4 d	5.3 a	5.5 c	8.0 a	**	5.1 a	5.9 a
Gravenhurst Town	5.3 a	**	3.4 a	2.7 c	4.5 b	8.0 c	**	0.0 a	4.2 b	6.0 d
Huntsville Town	0.0 a	**	3.5 b	4.4 d	2.5 b	**	0.0 a	**	2.6 a	7.0 c
Kenora CA	0.0 a	4.3 a	2.1 c	0.0 b	1.8 c	1.2 a	0.0 a	0.0 a	1.7 c	0.8 a
North Bay CA	1.2 d	**	3.3 d	2.8 c	2.5 b	2.7 b	1.7 c	**	2.6 b	2.8 b
Sault Ste. Marie CA	**	3.8 d	3.0 d	2.5 a	1.5 b	2.1 a	1.1 a	1.3 a	2.1 b	2.2 a
Zone 1 - Downtown	**	**	0.0 a	8.8 a	0.0 a	2.4 a	0.0 a	0.0 a	0.0 a	4.7 a
Zone 2 - City East	**	5.0 d	2.8 c	2.3 b	1.6 b	1.6 a	1.4 d	3.2 c	2.2 b	2.1 a
Zone 3 - City West	**	**	**	1.1 a	1.7 c	2.7 c	**	0.4 b	2.5 c	1.8 b
Temiskaming Shores CA	4.1 b	**	0.0 c	3.5 d	3.0 d	0.7 b	0.0 c	0.0 c	1.8 b	1.6 b
Timmins CA	**	5.1 d	2.3 b	2.9 b	1.2 a	2.1 b	0.9 a	1.8 c	1.6 b	2.5 a
West Nipissing Town	0.0 c	0.0 a	2.5 a	4.2 a	3.5 b	3.4 b	0.0 c	0.0 a	2.7 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Bracebridge Town	**	**	3.4 a	**	2.0 c	**	-3.6 a	**	2.1 b	**
Elliot Lake CA	**	**	9.0 a	**	9.2 a	**	5.4 a	**	9.5 a	**
Gravenhurst Town	1.2 a	**	1.8 a	**	2.6 a	**	**	**	2.1 a	**
Huntsville Town	5.0 a	**	4.0 a	**	2.8 a	**	2.2 a	**	3.9 a	++
Kenora CA	**	**	**	**	**	**	**	**	**	++
North Bay CA	2.8 c	++	++	++	2.8 c	2.4 c	3.8 d	++	2.2 c	2.4 c
Sault Ste. Marie CA	++	4.6 d	2.4 b	3.5 c	3.1 b	4.5 c	2.7 c	3.4 d	2.9 a	4.1 c
Zone 1 - Downtown	**	**	10.2 a	-7.6 a	8.7 a	-4.6 a	2.5 a	0.6 a	9.1 a	-5.7 a
Zone 2 - City East	**	3.2 d	1.9 c	5.7 b	2.9 b	7.2 c	2.0 c	4.6 c	2.8 b	6.5 b
Zone 3 - City West	**	**	1.4 d	2.7 c	2.0 c	**	**	++	1.6 c	2.6 c
Temiskaming Shores CA	**	**	**	8.8 a	4.7 b	++	**	**	4.7 b	3.5 b
Timmins CA	**	**	++	2.5 c	3.3 d	2.0 c	++	++	2.9 b	1.9 c
West Nipissing Town	**	++	++	++	**	2.3 b	**	++	4.4 d	1.5 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1_4 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	5.6 a	**	6.2 a	**	6.0 a	**
Gravenhurst Town	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	n/s	13.8 c	3.8 d	7.2 b	4.0 d	8.9 a	3.9 d
Sault Ste. Marie CA	n/s	**	**	**	**	3.7 a	4.5 a	2.2 a	4.3 a	2.3 a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	7.9 a	3.3 a	7.0 a	3.4 a
Zone 3 - City West	n/s	**	n/u	n/u	**	**	**	**	**	3.4 a
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	0.0 a	0.0 a	0.0 c	6.2 b	0.0 a	**	0.0 c	3.6 d
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 4 Private Row (Townhouse) Average Rents ($)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	500 a	**	**	n/s	539 a	**
Gravenhurst Town	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u
North Bay CA	**	**	**	n/s	738 b	**	823 b	772 c	786 b	778 b
Sault Ste. Marie CA	n/s	**	**	**	**	667 a	692 a	716 a	680 a	699 a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	691 a	751 a	665 a	713 a
Zone 3 - City West	n/s	**	n/u	n/u	**	**	**	**	656 a	638 a
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	578 a	525 a	754 a	753 a	723 a	725 b	714 a	714 a
West Nipissing Town	n/u	n/u	**	**	**	**	n/s	**	**	**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3_4 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Gravenhurst Town	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	n/s	n/s	5 d	130	11 d	272	16 d	410
Sault Ste. Marie CA	**	**	**	**	1 a	27	4 a	182	5 a	216
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	3 a	92	4 a	118
Zone 3 - City West	**	**	n/u	n/u	**	**	**	**	1 a	29
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	0 a	21	6 b	102	**	50	6 d	173
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4_4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	5.6 a	**	6.2 a	**	6.0 a	**
Gravenhurst Town	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	n/s	16.4 d	3.8 d	8.6 a	**	10.6 a	5.7 c
Sault Ste. Marie CA	n/s	**	**	**	**	3.7 a	4.5 a	2.2 a	4.3 a	2.3 a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	7.9 a	3.3 a	7.0 a	3.4 a
Zone 3 - City West	n/s	**	n/u	n/u	**	**	**	**	**	3.4 a
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	0.0 a	0.0 a	1.1 a	7.2 b	0.0 a	**	0.6 a	4.9 c
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5_4 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	4.5 a	**	**	**	8.0 a	**
Gravenhurst Town	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u
North Bay CA	**	**	**	**	**	**	**	**	**	**
Sault Ste. Marie CA	**	**	**	**	**	2.5 a	6.8 a	3.2 a	6.1 a	2.8 a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	7.5 a	6.3 a	6.7 a	5.8 a
Zone 3 - City West	**	**	n/u	n/u	**	**	**	**	**	-1.6 a
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	0.0 b	-10.9 a	4.4 c	++	0.9 a	**	3.0 b	++
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Centre Wellington CA	0.0 a	**	5.0 a	**	3.7 a	**	**	n/s	4.3 a	**
Chatham-Kent CA	**	**	7.3 b	7.5 b	6.2 a	6.8 b	7.2 c	4.9 d	6.9 a	6.9 b
Zone 1 - Chatham City	**	**	6.3 c	5.4 b	5.0 b	5.4 b	4.8 d	4.3 d	5.7 b	5.3 b
Zone 2 - Wallaceburg	37.5 a	**	13.7 a	**	13.2 a	**	25.0 a	**	14.5 a	**
Zone 3 - Rest of Kent	**	**	8.8 b	12.4 a	6.7 a	8.0 b	**	11.9 c	8.2 a	9.7 a
Essex T	**	**	15.0 c	12.5 c	10.6 a	10.2 c	29.2 a	**	12.7 a	13.5 a
Ingersoll CA	n/u	n/u	**	26.8 a	14.2 a	22.1 a	**	**	13.1 a	23.2 a
Kincardine MU	**	**	2.7 c	0.0 c	0.0 b	2.7 b	**	**	1.0 a	2.5 a
Lambton Shores City	n/u	n/u	**	**	1.4 a	11.6 a	**	**	0.7 a	8.7 a
Leamington CA	0.0 a	0.0 a	5.4 a	5.4 a	5.8 a	4.4 a	**	2.3 a	5.5 a	4.7 a
Meaford MU	**	**	0.0 c	5.8 d	0.8 a	8.8 b	**	**	0.5 a	6.9 b
Norfolk CA	**	9.6 a	1.8 c	7.9 a	1.8 b	2.6 a	**	0.0 c	1.7 b	4.1 a
North Perth Town	4.0 a	**	8.1 a	4.9 b	3.3 a	13.5 a	8.9 a	9.2 b	5.2 a	10.9 a
Owen Sound CA	7.2 b	8.4 b	2.8 a	4.9 b	1.7 a	4.8 b	2.3 a	0.9 a	2.5 a	4.6 a
Sarnia CA	3.8 c	5.8 b	3.4 b	5.0 a	4.6 a	4.9 a	4.8 b	6.7 c	4.1 a	5.0 a
Saugeen Shores Town	**	**	0.0 b	4.8 c	1.3 a	0.6 a	**	**	1.2 a	1.7 a
Stratford CA	0.0 b	**	2.4 a	3.8 b	4.3 b	8.8 b	3.2 c	4.7 c	3.4 a	6.6 a
Tillsonburg CA	14.3 a	0.0 a	10.3 a	7.5 b	4.1 b	6.3 b	3.7 b	7.6 c	6.2 a	6.6 a
Woodstock CA	0.0 c	**	2.5 a	6.3 b	4.1 b	7.8 c	2.2 b	**	3.4 b	6.9 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_5 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Centre Wellington CA	556 a	**	664 a	627 b	765 a	776 b	**	n/s	728 a	713 b
Chatham-Kent CA	451 a	444 b	565 a	571 a	637 a	653 a	626 a	602 a	610 a	618 a
Zone 1 - Chatham City	456 b	452 b	575 a	581 a	645 a	667 a	625 a	603 a	615 a	628 a
Zone 2 - Wallaceburg	425 a	430 b	554 a	556 a	630 a	613 a	661 a	565 c	607 a	588 a
Zone 3 - Rest of Kent	**	**	518 a	533 a	608 a	617 a	615 a	616 b	581 a	589 a
Essex T	**	**	601 a	579 a	681 a	683 a	859 a	**	651 a	641 a
Ingersoll CA	n/u	n/u	**	650 a	681 a	701 a	**	**	665 a	688 a
Kincardine MU	**	**	582 a	662 a	763 a	898 b	**	**	684 a	785 a
Lambton Shores City	n/u	n/u	**	n/s	565 a	626 b	**	**	551 b	617 b
Leamington CA	483 d	482 a	603 a	610 a	726 a	730 a	899 c	935 a	679 a	680 a
Meaford MU	**	**	546 a	668 a	714 b	793 a	**	**	643 b	758 a
Norfolk CA	478 a	464 a	556 a	563 a	590 a	611 a	**	727 a	580 a	599 a
North Perth Town	488 a	501 a	591 a	594 a	677 a	703 a	752 a	760 a	650 a	672 a
Owen Sound CA	486 a	502 a	619 a	640 a	742 a	769 a	770 a	795 a	689 a	712 a
Sarnia CA	514 a	515 a	628 a	625 a	728 a	736 a	978 b	957 b	682 a	685 a
Saugeen Shores Town	**	**	554 a	604 a	675 a	729 a	698 a	766 a	640 a	693 a
Stratford CA	526 a	493 a	623 a	623 a	750 a	753 a	864 a	876 a	707 a	710 a
Tillsonburg CA	484 a	499 a	585 a	603 a	700 a	701 a	745 a	753 a	660 a	672 a
Woodstock CA	485 b	474 c	620 a	620 a	722 b	730 a	717 a	712 a	680 a	679 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_5 Number of Private Apartment Units Vacant and Universe in October 2009 by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	**	**	129	**	259	n/s	n/s	**	400
Chatham-Kent CA	**	44	118 b	1,581	163 b	2,402	29 d	597	318 b	4,624
Zone 1 - Chatham City	**	30	65 b	1,208	93 b	1,700	22 d	506	182 b	3,444
Zone 2 - Wallaceburg	**	11	**	135	**	289	**	29	**	465
Zone 3 - Rest of Kent	**	**	29 a	237	33 b	413	7 c	61	70 a	715
Essex T	**	**	8 c	61	10 c	97	**	**	23 a	168
Ingersoll CA	n/u	n/u	16 a	60	31 a	139	**	**	47 a	202
Kincardine MU	**	**	0 c	74	3 b	109	**	**	5 a	208
Lambton Shores City	n/u	n/u	**	**	8 a	69	**	**	8 a	92
Leamington CA	0 a	22	29 a	538	27 a	615	1 a	44	57 a	1,219
Meaford MU	**	**	3 d	59	12 b	131	**	19	15 b	217
Norfolk CA	1 a	16	19 a	242	16 a	603	0 c	29	36 a	889
North Perth Town	**	23	5 b	102	29 a	214	4 b	44	42 a	383
Owen Sound CA	8 b	91	31 b	632	39 b	814	2 a	214	80 a	1,751
Sarnia CA	11 b	181	117 a	2,338	135 a	2,731	12 c	181	274 a	5,430
Saugeen Shores Town	**	**	6 c	115	2 a	234	**	51	7 a	410
Stratford CA	**	35	27 b	721	90 b	1,024	7 c	147	126 a	1,927
Tillsonburg CA	0 a	14	20 b	267	36 b	564	2 c	26	58 a	871
Woodstock CA	**	24	56 b	882	95 c	1,218	**	86	152 b	2,210

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Centre Wellington CA	0.0 a	**	5.0 a	**	4.2 a	**	**	n/s	4.6 a	**
Chatham-Kent CA	**	**	8.6 b	8.8 b	7.7 a	9.1 b	10.8 d	**	8.6 a	8.7 a
Zone 1 - Chatham City	**	**	7.8 b	7.1 b	6.6 b	8.0 b	9.2 c	5.2 d	7.6 b	7.3 b
Zone 2 - Wallaceburg	37.5 a	**	14.5 a	**	13.5 a	**	25.0 a	**	15.0 a	**
Zone 3 - Rest of Kent	**	**	9.3 b	12.4 a	8.5 a	10.2 a	**	**	9.4 a	11.4 a
Essex T	**	**	16.6 d	14.3 c	12.7 a	10.2 c	29.2 a	**	14.5 a	14.1 a
Ingersoll CA	n/u	n/u	**	30.4 a	19.5 a	25.2 a	**	**	18.8 a	26.3 a
Kincardine MU	**	**	2.7 c	1.4 a	2.9 b	2.7 b	**	**	3.0 c	3.0 b
Lambton Shores City	n/u	n/u	**	**	1.4 a	11.6 a	**	**	0.7 a	8.7 a
Leamington CA	0.0 a	4.5 a	5.4 a	5.8 a	6.8 a	5.2 a	**	4.5 a	5.9 a	5.4 a
Meaford MU	**	**	0.0 c	9.6 c	2.5 c	13.2 a	**	**	1.5 a	11.7 a
Norfolk CA	**	9.6 a	3.5 d	10.8 a	3.2 c	5.8 a	**	0.0 c	3.2 c	7.1 a
North Perth Town	8.0 a	**	11.1 a	10.8 a	5.6 a	13.9 a	8.9 a	16.1 d	7.6 a	13.8 a
Owen Sound CA	11.7 a	8.4 b	4.5 b	6.2 b	4.3 a	6.8 b	4.5 b	4.7 b	4.8 a	6.4 a
Sarnia CA	5.9 c	7.3 b	4.7 a	6.2 a	5.8 a	6.7 a	6.3 b	11.3 d	5.3 a	6.7 a
Saugeen Shores Town	**	**	0.0 b	5.7 c	2.6 b	1.5 a	**	**	1.9 b	2.4 a
Stratford CA	3.7 d	**	5.0 b	7.2 b	5.7 a	12.2 a	6.4 b	8.6 b	5.4 a	9.9 a
Tillsonburg CA	14.3 a	13.4 a	12.8 a	11.3 c	4.8 b	7.5 b	3.7 b	7.6 c	7.5 a	8.8 a
Woodstock CA	4.6 d	**	3.7 b	8.1 b	5.1 b	9.1 b	4.5 b	**	4.5 a	8.4 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Centre Wellington CA	1.9 a	**	**	**	2.7 a	**	**	**	2.9 a	**
Chatham-Kent CA	++	**	2.7 b	1.5 b	2.2 b	1.6 c	**	++	1.5 c	1.7 b
Zone 1 - Chatham City	**	**	3.6 b	1.6 b	2.7 b	1.8 c	2.8 c	++	2.0 c	1.9 c
Zone 2 - Wallaceburg	1.3 a	**	0.4 a	**	1.1 a	1.0 a	1.9 a	**	1.3 a	++
Zone 3 - Rest of Kent	**	**	++	**	++	1.4 a	++	**	++	1.5 a
Essex T	n/u	**	n/u	**	n/u	**	n/u	**	n/u	++
Ingersoll CA	n/u	n/u	**	**	**	2.5 a	**	**	**	3.3 a
Kincardine MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Lambton Shores City	n/u	n/u	**	**	**	**	**	**	**	**
Leamington CA	**	0.0 b	++	++	1.4 a	++	**	0.4 a	++	-0.3 b
Meaford MU	**	**	**	**	**	**	**	**	**	**
Norfolk CA	**	**	3.3 c	++	1.8 c	0.9 d	**	**	2.0 b	0.9 a
North Perth Town	0.5 a	**	3.0 c	**	++	2.8 b	++	**	++	2.6 a
Owen Sound CA	5.7 b	2.3 c	1.2 a	3.1 b	1.9 a	3.4 b	2.2 b	2.2 a	1.5 a	3.3 b
Sarnia CA	2.6 c	3.3 d	1.7 c	2.4 a	1.8 c	2.4 a	++	1.6 b	2.5 c	2.4 a
Saugeen Shores Town	**	**	**	2.8 c	**	3.5 b	**	**	**	4.1 a
Stratford CA	++	**	0.7 a	1.3 a	1.3 a	1.4 a	**	1.3 a	1.2 a	1.3 a
Tillsonburg CA	**	**	++	1.1 d	3.0 a	0.7 b	**	**	2.6 a	0.8 d
Woodstock CA	**	**	1.4 a	1.3 a	2.1 b	1.5 a	**	**	2.0 b	2.0 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1_5 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	13.4 a	8.5 b	5.9 b	15.0 d	9.4 c	10.1 c	7.7 b
Zone 1 - Chatham City	n/u	n/u	**	**	3.8 a	11.3 a	22.2 a	7.7 a	8.3 a	9.7 a
Zone 2 - Wallaceburg	**	**	**	**	**	0.0 a	**	**	**	1.1 a
Zone 3 - Rest of Kent	n/u	n/u	**	**	9.5 b	**	9.9 a	**	10.6 a	**
Essex T	n/u	n/u	25.0 a	18.8 a	18.6 a	9.3 a	**	**	14.1 a	7.1 a
Ingersoll CA	n/u	n/u	**	**	**	**	31.1 a	29.5 a	20.4 a	19.4 a
Kincardine MU	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	42.5 a	50.0 a	**	**	37.8 a	44.4 a
Meaford MU	n/u	n/u	**	**	**	**	**	n/s	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	**	**	**	**	**	**	**	**
Owen Sound CA	**	**	n/s	**	**	**	**	**	**	**
Sarnia CA	**	**	**	**	5.7 d	9.9 b	5.0 c	4.0 a	5.1 c	7.5 b
Saugeen Shores Town	n/u	n/s	n/u	n/s	n/u	n/s	n/u	n/s	n/u	n/s
Stratford CA	n/u	n/u	**	**	**	**	**	**	0.0 a	5.4 a
Tillsonburg CA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	1.4 a	**	2.9 a	**	2.3 a	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2_5 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	495 b	518 b	577 a	620 a	687 a	678 b	593 a	626 a
Zone 1 - Chatham City	n/u	n/u	**	n/s	525 a	**	777 a	728 a	587 a	730 c
Zone 2 - Wallaceburg	**	**	**	**	593 a	590 a	**	**	587 a	583 a
Zone 3 - Rest of Kent	n/u	n/u	**	**	598 a	599 a	652 a	**	602 a	578 a
Essex T	n/u	n/u	535 a	536 a	609 a	625 a	n/s	n/s	589 a	599 a
Ingersoll CA	n/u	n/u	**	**	**	**	802 a	**	748 a	733 a
Kincardine MU	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	590 a	**	**	**	592 a	608 a
Meaford MU	n/u	n/u	n/s	**	**	**	**	n/s	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Owen Sound CA	**	**	n/s	**	**	**	**	**	**	**
Sarnia CA	**	**	557 b	559 b	714 a	776 a	761 a	779 a	716 a	760 a
Saugeen Shores Town	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Stratford CA	n/u	n/u	**	**	**	**	**	**	819 a	806 a
Tillsonburg CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Woodstock CA	n/u	n/u	n/u	n/u	640 a	635 a	658 b	**	649 a	666 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3_5 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	6 a	41	12 b	196	7 c	72	24 b	310
Zone 1 - Chatham City	n/u	n/u	**	**	6 a	53	3 a	39	9 a	93
Zone 2 - Wallaceburg	**	**	**	**	0 a	66	**	**	1 a	93
Zone 3 - Rest of Kent	n/u	n/u	**	**	**	77	**	**	**	124
Essex T	n/u	n/u	3 a	16	4 a	43	**	**	7 a	99
Ingersoll CA	n/u	n/u	**	**	**	**	18 a	61	18 a	93
Kincardine MU	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	20 a	40	**	**	20 a	45
Meaford MU	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	**	**	**	**	**	**	**	**
Owen Sound CA	**	**	**	**	**	**	**	**	**	**
Sarnia CA	**	**	**	61	46 b	468	11 a	283	61 b	813
Saugeen Shores Town	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Stratford CA	n/u	n/u	**	**	**	**	**	**	2 a	37
Tillsonburg CA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	**	255	**	**	**	317

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4_5 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	23.4 a	9.0 b	8.3 b	15.0 d	22.0 d	10.5 c	13.4 c
Zone 1 - Chatham City	n/u	n/u	**	**	3.8 a	13.2 a	22.2 a	25.6 a	8.3 a	18.3 a
Zone 2 - Wallaceburg	**	**	**	**	**	1.5 a	**	**	**	4.3 a
Zone 3 - Rest of Kent	n/u	n/u	**	**	10.9 c	**	9.9 a	**	11.4 a	**
Essex T	n/u	n/u	25.0 a	18.8 a	23.3 a	11.6 a	**	**	16.2 a	10.1 a
Ingersoll CA	n/u	n/u	**	**	**	**	34.4 a	31.1 a	22.6 a	20.4 a
Kincardine MU	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	42.5 a	50.0 a	**	**	37.8 a	44.4 a
Meaford MU	n/u	n/u	**	**	**	**	**	n/s	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	**	**	**	**	**	**	**	**
Owen Sound CA	**	**	n/s	**	**	**	**	**	**	**
Sarnia CA	**	**	**	**	8.2 c	13.4 c	5.4 c	7.5 a	7.0 c	10.8 c
Saugeen Shores Town	n/u	n/s	n/u	n/s	n/u	n/s	n/u	n/s	n/u	n/s
Stratford CA	n/u	n/u	**	**	**	**	**	**	5.3 a	5.4 a
Tillsonburg CA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	2.2 b	**	5.8 a	**	4.2 b	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5_5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	**	++	++	++	**	**	++
Zone 1 - Chatham City	n/u	n/u	**	**	-1.0 a	**	-2.3 a	**	-0.3 a	**
Zone 2 - Wallaceburg	**	**	**	**	**	**	**	**	**	**
Zone 3 - Rest of Kent	n/u	n/u	**	**	1.4 d	**	1.9 a	**	1.2 d	**
Essex T	n/u	n/u	n/u	0.4 a	n/u	**	n/u	**	n/u	**
Ingersoll CA	n/u	n/u	**	**	**	**	20.6 a	**	16.3 a	**
Kincardine MU	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	0.5 a	**	**	**	0.5 a	**
Meaford MU	n/u	n/u	**	n/u	**	n/u	**	n/u	**	n/u
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	**	**	**	**	**	**	**	**	**	**
Owen Sound CA	**	**	**	**	**	**	**	**	**	**
Sarnia CA	**	**	**	**	4.3 c	2.8 b	**	**	3.8 b	2.6 b
Saugeen Shores Town	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Stratford CA	n/u	n/u	**	**	**	**	**	**	0.1 a	-1.1 a
Tillsonburg CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Woodstock CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Ontario - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa-Gatineau CMA (Ont. Part)	0.5 a	1.1 a	1.4 a	1.5 a
Toronto CMA	0.4 a	0.9 a	2.0 a	3.1 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Ontario - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Ottawa-Gatineau CMA (Ont. Part)	**	688 a	975 b	853 a	1,193 b	1,028 a	1,286 c	1,257 a
Toronto CMA	**	758 a	1,270 b	926 a	1,487 a	1,096 a	1,490 c	1,290 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Ontario - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa-Gatineau CMA (Ont. Part)	n/u	**	999 c	975 b	1,103 b	1,193 b	1,396 d	1,286 c	1,093 b	1,135 a
Toronto CMA	**	**	1,356 a	1,270 b	1,625 b	1,487 a	1,502 d	1,490 c	1,483 b	1,399 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Ontario - October 2009

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa-Gatineau CMA (Ont. Part)	20,999	21,860	4,019 a	4,155 a	19.1 a	19.0 a	0.5 a	1.1 a
Toronto CMA	225,538	245,990	42,972 a	49,946 a	19.1 a	20.3 a	0.4 a	0.9 a

[1]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Ontario - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Barrie CMA										
Single Detached	n/s	n/s	**	806 b	1,063 b	899 b	1,187 b	1,230 b	1,115 b	1,123 b
Semi detached, Row and Duplex	n/s	n/s	**	694 c	906 c	956 c	1,125 a	1,080 b	1,077 b	1,024 b
Other-Primarily Accessory Suites	n/s	n/s	734 c	**	835 c	896 b	**	**	814 c	913 b
Total	**	n/s	803 d	839 c	942 b	920 b	1,144 a	1,154 a	1,041 a	1,046 a
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	n/s	n/s	**	n/s	**	**	1,289 c	1,168 c	1,153 c	1,131 c
Semi detached, Row and Duplex	n/s	n/s	**	831 b	931 b	1,006 b	1,004 a	1,106 b	982 a	1,060 a
Other-Primarily Accessory Suites	n/s	n/s	**	**	**	936 d	**	**	**	995 d
Total	**	n/s	**	888 c	943 b	996 b	1,062 a	1,128 b	1,009 b	1,063 a
Toronto CMA										
Single Detached	n/s	n/s	**	**	**	935 c	1,435 d	1,359 b	1,258 d	1,229 b
Semi detached, Row and Duplex	n/s	n/s	**	**	1,081 b	1,053 b	1,254 b	1,135 b	1,090 c	1,062 b
Other-Primarily Accessory Suites	**	n/s	775 d	**	1,087 d	1,129 c	**	1,243 d	1,013 c	1,132 d
Total	**	n/s	**	**	1,083 b	1,055 b	1,330 b	1,239 b	1,109 b	1,130 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Ontario - October 2009				
	Estimated Number of Households in Other Secondary Rented Units[1]			
	Oct-08		**Oct-09**	
Barrie CMA				
Single Detached	3,240	b	2,776	b
Semi detached, Row and Duplex	2,166	b	2,183	a
Other-Primarily Accessory Suites	1,308	b	1,210	b
Total	6,714	a	6,168	a
Ottawa-Gatineau CMA (Ont. Part)				
Single Detached	7,616	b	6,311	b
Semi detached, Row and Duplex	22,559	a	23,448	a
Other-Primarily Accessory Suites	5,259	c	4,359	b
Total	35,433	a	34,118	a
Toronto CMA				
Single Detached	35,818	c	39,965	d
Semi detached, Row and Duplex	75,277	d	55,366	b
Other-Primarily Accessory Suites	41,958	b	32,142	d
Total	153,053	b	127,473	b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2009 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

30/11/2009

Housing market intelligence you can count on

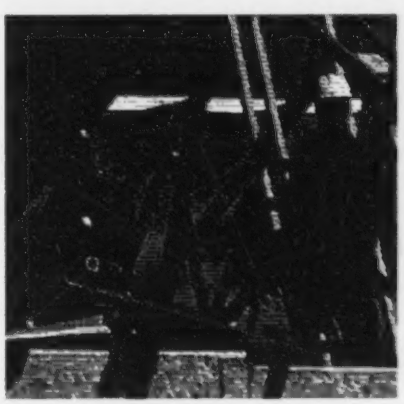
FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.



Discover Affordable Housing Solutions

CMHC's Affordable Housing Centre works with the private sector and industry professionals to develop affordable housing solutions in communities across Canada. Learn more about our programs, successful projects, or contact an expert.

64507_2009_B02